

**REGULAR MEETING
OF THE SAN MARINO PLANNING COMMISSION
JANUARY 27, 2016 - 7:00 P.M.**

CALL TO ORDER Chairman Lundgren called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL **PRESENT:** Chairman Ben Lundgren, Vice-Chairman Marcos Velayos, Howard Brody, Raymond Cheng, Se-Yao Hsu, Alternate Susan Jakubowski

PUBLIC COMMENTS

PUBLIC HEARINGS

**1. CONDITIONAL USE PERMIT NO. CUP15-32, DESIGN REVIEW NO. DRC15-54 AND MODIFICATION TO DRC13-21
1905 WELLESLEY ROAD, (LAM/FONG)**

Chairman Lundgren recused himself from this item due to a potential conflict of interest.

Planning Intern Quiroz presented the staff report.

Joshua Cain, designer, presented the project and answered questions.

The following person spoke about the project:

Dale Pederson, 2140 Lorain Road

The majority of the Planning Commission agreed that the project needed further modifications and was not yet ready for approval.

Vice-Chairman Velayos moved to continue the project to the meeting of February 24, 2016. Second by Commissioner Cheng. **AYES:** Vice-Chairman Velayos, Commissioner Cheng, Commissioner Hsu, Commissioner Brody. Alternate Commissioner Jakubowski. **NOES:** None

**2. VARIANCE NO. V15-14 AND DESIGN REVIEW NO. DRC15-106
894 ROANOKE ROAD, (MUTCH/COOKE)**

Assistant Planner Choi presented the staff report for this item.

Barrett Cooke, project designer, presented the project.

There were no public comments.

It was the consensus of the Planning Commission that the project cannot meet all of the required findings for the variance request. The project greatly exceeds the maximum allowable livable area and the property has no special circumstances which would make it difficult to meet Code.

Vice-Chairman Velayos moved to deny the project. Second by Commissioner Brody. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Cheng, Commissioner Hsu, and Commissioner Brody. NOES: None

**3. CONDITIONAL USE PERMIT NO. CUP15-35
1417 WILSON AVENUE, (DESER & SISKEL/MASTERMAN)**

Planning Intern Quiroz presented the staff report.

Susan Masterman, architect, stated she agreed with the staff report and was available to answer questions.

There were no public comments.

It was the consensus of the Planning Commission that the project was well thought out and could meet all of the required findings.

Commissioner Cheng moved to approve the project as submitted. Seconded by Commissioner Hsu. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Hsu, Commissioner Brody, Commissioner Cheng. NOES: None.

**4. CONDITIONAL USE PERMIT NO. CUP15-37
2280 SOUTH OAK KNOLL AVENUE, (LEW/MOTA)**

Associate Planner Merlo presented the staff report.

Conisa Lew, owner, and Jairo Mota, designer, presented the project and answered questions.

There were no public comments.

It was the consensus of the Planning Commission that the required findings could be met because the proposed structure was an appropriate size and in an appropriate location for this particular lot. The Planning Commission agreed modifications to the proposed conditions of approval were required in order to ensure the structure will match the main house and not be enclosed in the future.

Commissioner Brody moved to approve the project subject to the following conditions:

1. The sun room shall be modified so that it is no longer considered livable area per Code. This includes, but is not limited to, removing any heating or cooling appliances, and opening at least one wall so that the structure cannot be fully enclosed.
2. Window "C" shall not encroach into the stucco trim.
3. All materials, finishes, details, and colors, including the windows and roof, shall match those found on the main structure.
4. The structure shall not be enclosed.
5. A covenant and agreement shall be recorded against the property which incorporates these conditions of approval.

Second by Commissioner Cheng. AYES: Chairman Lundgren, Vice-Chairman Velayos, Commissioner Hsu, Commissioner Brody, Commissioner Cheng. NOES: None.

**5. MODIFICATION OF DESIGN REVIEW NO. DRC12-114
1542 BRADBURY ROAD, (SUND/DAHL)**

Chairman Lundgren recused himself due to a potential conflict of interest.

Planning and Building Director Cervantes presented the staff report for this item.

Steve Dahl, architect, and Danny Napolitano, contractor, presented the project. Mr. Dahl stated that the owner would like to keep the roof height as it currently exists in order to move the project along.

The following people expressed their desire to see the project completed quickly:

Bill Stinde, 1536 Bradbury Road
Gene Weisenberg, 1562 Bradbury

Commissioner Cheng stated that the project needs to be completed and that if the roof were lowered to match the plans, it would not make a big difference in terms of design, but it would delay the project. He was in favor of approving the as-built roof height.

The other Commissioners agreed.

Commissioner Cheng moved to approve the modification. Additionally, the Planning Commission requested that the applicant submit a complete landscape plan which includes details regarding landscaping, hardscape and retaining walls. The plan shall be circulated to the neighbors and shall be reviewed by the Planning Commission at the meeting of February 24, 2016.

Second by Commissioner Brody. AYES: Vice-Chairman Velayos, Commissioner Hsu, Commissioner Brody, Commissioner Cheng, Alternate Commissioner Jakubowski. NOES: None.

OTHER MATTERS

**6. REQUEST FOR EXTENSION OF PROJECT COMPLETION DATE
1001 ROSALIND ROAD, (ZHONG)**

Planning and Building Director Cervantes presented the staff report.

The following people presented information about the project and/or presented concerns regarding the project:

Peter Zhong, 1001 Rosalind Road
Rebecca Latta, Arborist for 1001 Rosalind Road
Christopher Norgaard, Representing the Jones Family, Brogan Family and Pierre Family.
Carrie Zhong, 1001 Rosalind Road, 2610 Devonport Road
Jeff Jones, 1100 Oak Grove Avenue
Tiffany Lam, 1095 Rosalind Road
John Dustin, 2815 Devonport Road
Ronnie Lam, 1095 Rosalind Road

Hearing no further public comments, Chairman Lundgren closed the public hearing.

Commissioner Brody moved to deny the permit extension and recommended the City Council revoke all the entitlements for the property. The motion failed due to a lack of a second.

Vice-Chairman Velayos moved to approve the permit extension for one month with the following conditions:

1. The City Attorney shall review and analyze the Performance Bond provided by the owner/applicant.
2. The Planning Commission recommends the attendance of the City Attorney at the February 24, 2016 Planning Commission meeting for closed session to discuss this item if possible.
3. The conditions of approval assigned to the original approved project shall be reviewed and analyzed for any violations.
4. The City Attorney shall provide the Planning Commission with options for dealing with the project under all scenarios as well as options for extending the permits in a reasonable manner as to protect the neighbors.

Second by Commissioner Cheng. AYES: Vice-Chairman Velayos, Commissioner Cheng, Chairman Lundgren, Commissioner Hsu. NOES: Chairman Brody.

**7. MEETING MINUTES FOR AUGUST 26, 2015, OCTOBER 28, 2015, AND
NOVEMBER 24, 2015.**

Commissioner Cheng moved to approve the minutes as amended. Second by Commissioner Hsu. AYES: Chair Lundgren, Vice-Chairman Velayos, Commissioner Cheng, Commissioner Hsu, and Commissioner Brody. NOES: None

ADJOURNMENT

With no further items to consider, the Planning Commission adjourned to the next regular meeting on Wednesday, February 24, 2016 in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a horizontal stroke at the bottom.

ALDO CERVANTES,
SECRETARY